

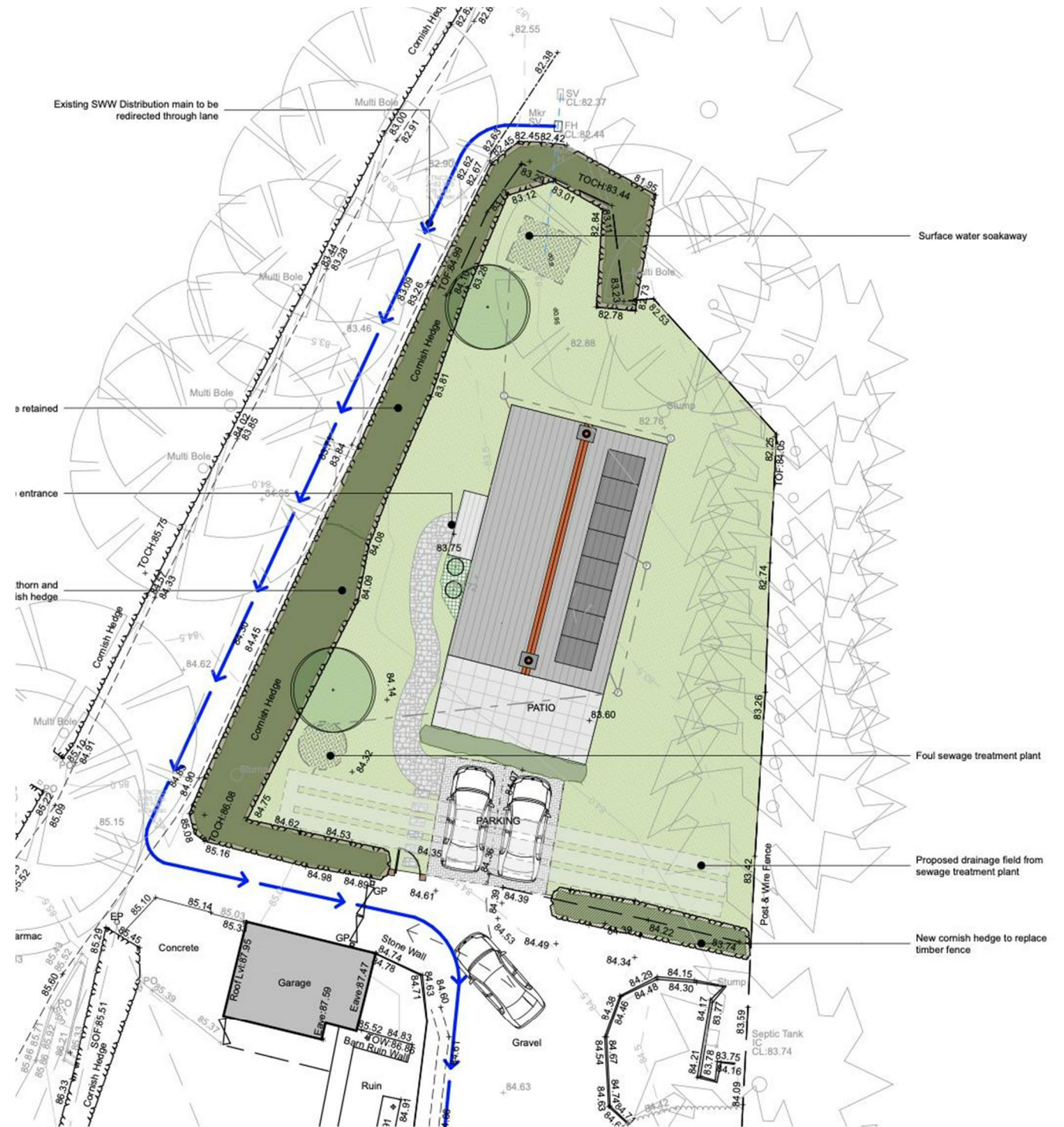


2 Carne View Crowntown, TR13 0AA

£95,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

- UN-SERVICED PLOT
- PLANNING PERMISSION GRANTED FOR CONSTRUCTION OF SELF BUILD PROPERTY
- PLANNING APPLICATION NUMBER PA24/09737
- OUTLINE PLANS FOR A DETACHED, TWO STOREY DWELLING
- DELIGHTFUL RURAL SETTING
- PARKING IS TO BE PROVIDED FOR TWO VEHICLES
- FREEHOLD
- COUNCIL TAX EXEMPT
- EPC EXEMPT





PROPOSED NORTH WEST STREET ELEVATION

1:200

We are advised that planning permission has been granted for the construction of a self build property in a delightful rural setting. The plot itself, which is located to the north of 1 and 2 Carns View, is being sold as an unserved plot and currently has a greenhouse on the side.

The outline plans are for a detached, two storey dwelling providing three bedrooms, the master of which has an en-suite shower room and the square meterage of the property, we are told, will total 101.85 metres squared.

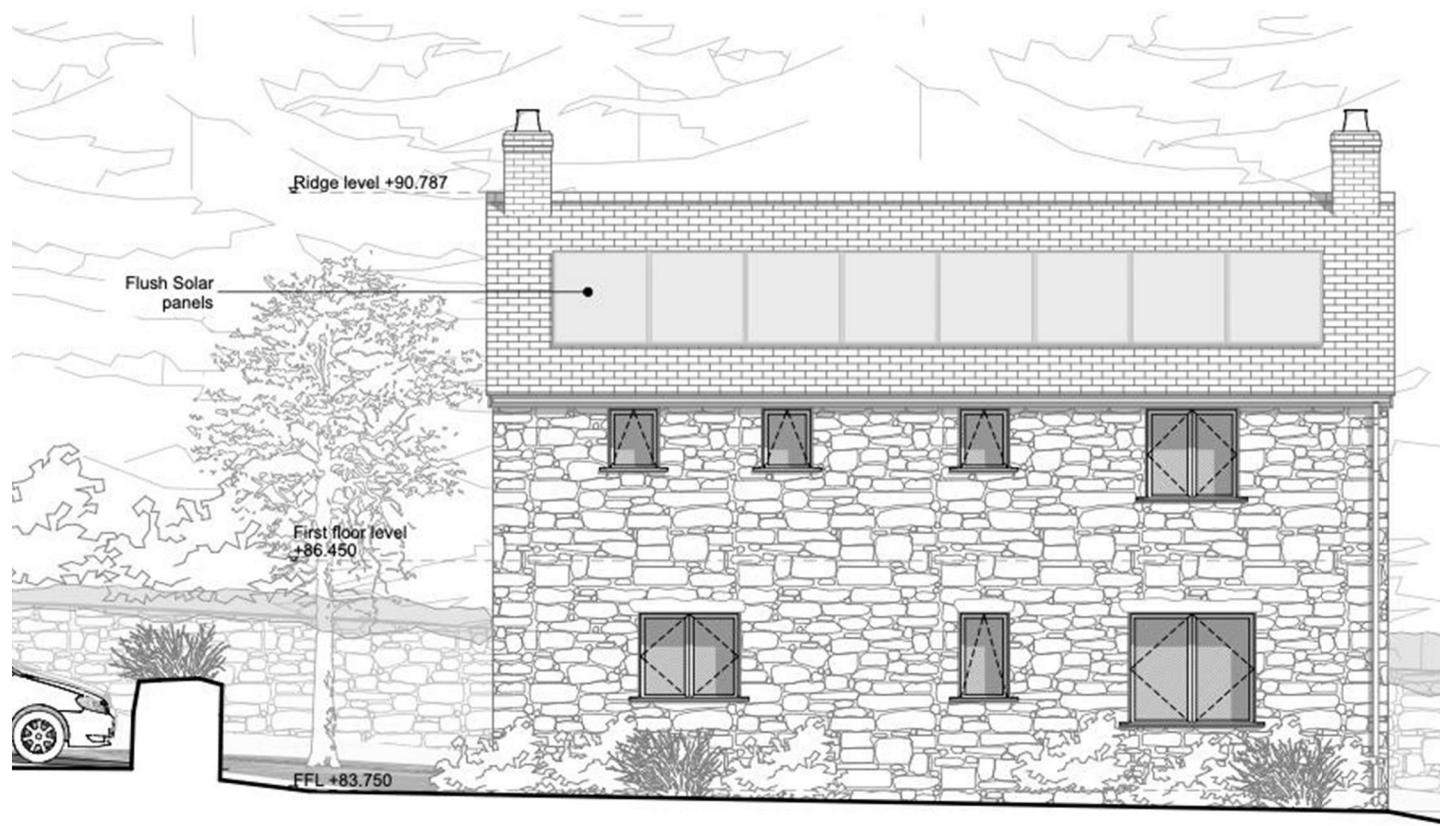
Parking is to be provided for two vehicles and in brief the accommodation comprises a hall, living room, w.c., kitchen/diner and completing the ground floor, a plant room. On the first floor is a landing, bathroom and three bedrooms, the master of which having an en-suite.

AGENTS NOTE ONE

Prospective purchasers should be aware that there is a cill payment to make on the development of £12,523.07, however we are advised that the Cill payment does not need to be paid, if the plot is bought, built and lived in as a self-build as it would become exempt. Further details can be found by searching Cornwall Infrastructure Levy.

AGENTS NOTE TWO

We are advised that the plot is un-served.



ELEVATION

AGENTS NOTE THREE

The boundaries are to be changed with the land registry and access will be provided over a driveway owned by a neighbouring property.

AGENTS NOTE FOUR

Planning application number PA24/09737

DIRECTIONS

From Helston take the A394 Penzance road. At the top of the hill you will come to the Chris Nicholls' garage at the Sithney Common junction, turn right on to the B3302, which is signposted Hayle and St. Ives. Follow this road for approximately one and a half miles and turn right on to the B3303, which is sign posted Camborne. Follow this road passing the school on your left, proceed along this road through Crowntown and descend the hill. Go past the turning for the Trevarno estate on your right hand side. After a very short distance take the next right hand turn (signposted as a no through road) and the cottage will be found immediately on your right hand side.

VIEWING

To view this property, or any other property we are offering for sale, please call the number on the reverse of the details.

COUNCIL TAX

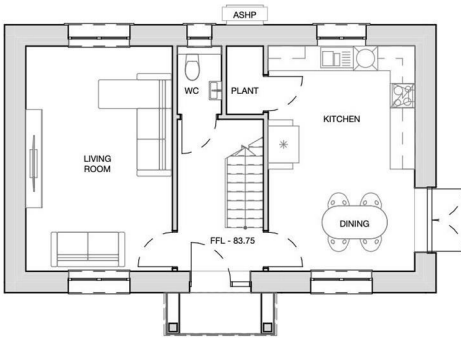
Council Tax Band – Exempt



PROPOSED WEST ELEVATION
1:100



PROPOSED FIRST FLOOR PLAN
1:100



PROPOSED GROUND FLOOR PLAN
1:100



MOBILE AND BROADBAND

To check the broadband coverage for this property please visit -

<https://www.openreach.com/fibre-broadband>

To check the mobile phone coverage please visit -

<https://checker.ofcom.org.uk/>

ANTI-MONEY LAUNDERING

We are required by law to ask all purchasers for verified ID prior to instructing a sale

PROOF OF FINANCE - PURCHASERS

Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

DATE DETAILS PREPARED.

15th April 2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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